

ORDINANCE 96-10

TO AMEND THE PRELIMINARY PLAN

Re: 3300 Sare Road
(Ken Blackwell, Petitioner)

WHEREAS, the Common Council adopted Ordinance 95-21 which repealed and replaced Title 20 of the Bloomington Municipal Code entitled "Zoning", including the incorporated zoning maps, and repealed Title 21, entitled "Land Use and Development" on May 1, 1995; and

WHEREAS, the Plan Commission has considered this case, PUD-67-95, and recommended that the petitioner, Ken Blackwell, be granted an amendment to the preliminary plan and request that the Common Council consider their petition;

NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE COMMON COUNCIL OF THE CITY OF BLOOMINGTON, MONROE COUNTY, INDIANA, THAT:

SECTION I. Through the authority of IC 36-7-4, a preliminary plan amendment be approved for the property located at 3300 Sare Road and further described as follows:

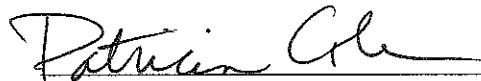
A part of the Northeast quarter and a part of the South half of Section 15, Township 8 North, Range 1 West, Monroe County, Indiana, and being more particularly described as follows: **COMMENCING** at the Southeast corner of said Section; thence North 89 degrees 23 minutes 15 seconds West along the South line of said section 2640.08 feet to the Southwest corner of the Southeast quarter of said section; thence continuing North 89 degrees 23 minutes 15 seconds West along said South line 336.79 feet; thence leaving said South line North 00 degrees 36 minutes 45 seconds East 398.92 feet to the point of beginning; thence continuing North 00 degrees 36 minutes 45 seconds East 853.14 feet to the Southwest corner of a 6.84 acre tract of land; thence South 85 degrees 08 minutes 10 seconds East along a Southerly line of said tract 249.36 feet; thence North 58 degrees 54 minutes 44 seconds East along a Southerly line of said tract 195.82 feet; thence North 79 degrees 56 minutes 58 seconds East along a Southerly line of said tract 186.45 feet; thence North 14 degrees 37 minutes 17 seconds West along an Easterly line of said tract 629.27 feet to the South line of a tract of land recorded in Deed Record Book 438, Pages 329-330 of the Monroe County Recorder's Office; thence along the lines of said tract the following 5 courses bearings and distances, 1) South 89 degrees 55 minutes 00 seconds East 648.71 feet; 2) North 11 degrees 19 minutes 28 seconds East 861.64 feet; 3) North 62 degrees 31 minutes 56 seconds West 93.76 feet; 4) 316.25 feet along a 2787.69 foot radius tangent curve concave Northeasterly with a chord bearing North 59 degrees 16 minutes 55 seconds West 316.08 feet; 5) North 56 degrees 01 minutes 56 seconds West 250.00 feet to the East line of a tract of land recorded in Deed Record Book 337, pages 140 & 141 of said Recorder's Office; thence North 33 degrees 58 minutes 14 seconds East along said East line 1254.53 feet to the Southwest corner of a tract of land recorded in Deed Record Book 429, Pages 326-327 of said Recorder's Office; thence South 89 degrees 12 minutes 20 seconds East along said South line 1170.80 feet to the Southeast corner thereof, said point being on the East line of a tract of land recorded in Deed Record Book 425, Pages 233-238 of said Recorder's Office; thence South 00 degrees 14 minutes 02 seconds West along said East line 2011.60 feet; thence South 45 degrees 17 minutes 08 degrees West 369.00 feet; thence South 52 degrees 48 minutes 00 seconds West 340.22 feet; thence North 64 degrees 38 minutes 01 seconds West 57.19 feet; thence North 84 degrees 39 minutes 35 seconds West 161.93 feet; thence South 10 degrees 47 minutes 23 seconds West 140.70 feet; thence South 12 degrees 19 minutes 40 seconds East 48.74 feet; thence South 30 degrees 37 minutes 10 seconds West 89.22 feet; thence North 89 degrees 18 minutes 29 seconds West 363.17 feet; thence South 00 degrees 41 minutes 31 seconds West 200.00 feet; thence South 89 degrees 18 minutes 29 seconds East 253.59 feet; thence South 00 degrees 12 minutes 00 seconds East 240.21 feet; thence South 00 degrees 24 minutes 51 seconds West 634.09 feet; thence North 82 degrees 20 minutes 43 seconds West 1037.54 feet; thence North 89 degrees 23 minutes 15 seconds West 492.56 feet; thence South 20 degrees 42 minutes 25 seconds West 163.84 feet;

thence South 76 degrees 59 minutes 09 seconds West 78.11 feet and to the point of beginning, containing in all 125.51 acres, more or less.

SECTION II. The Preliminary Plan Amendment, as recommended by the Plan Commission, shall be attached hereto and made a part of this ordinance.

SECTION III. This ordinance shall be in full force and effect from and after its passage by the Common Council and approval by the Mayor.

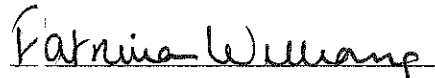
PASSED AND ADOPTED by the Common Council of the City of Bloomington, Monroe County, Indiana, upon this 1st day of May, 1996.



JIM SHERMAN, President
Bloomington Common Council

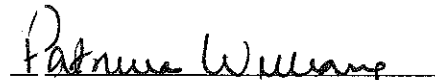
Patricia Cole, Vice-President

ATTEST:



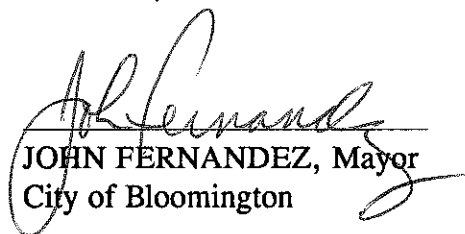
PATRICIA WILLIAMS, Clerk
City of Bloomington

PRESENTED by me to Mayor of the City of Bloomington, Monroe County, Indiana, upon this 2nd day of May, 1996.



PATRICIA WILLIAMS, Clerk
City of Bloomington

SIGNED AND APPROVED by me upon this 2 day of May, 1996.



JOHN FERNANDEZ, Mayor
City of Bloomington

SYNOPSIS

This ordinance amends the Canada Farm Planned Unit Development to stipulate that Sare Road will be extended south from East Rogers Road to the middle school site by the end of the paving season in 1997 or when the anchor store is built, whichever comes first.

uplus to.
Petitioner, Planning